034.0	0003	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	449,000 / 449,000
					USE VALUE:	449,000 / 449,000
					ASSESSED:	449,000 / 449,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
77		SUNNYSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ALEXANDER KIM
Owner 2:	
Owner 3:	
Street 1:	77 SUNNYSIDE AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ALEXANDER KIM -
Owner 2:	-
Street 1:	77 SUNNYSIDE AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .074 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1948, having primarily Vinyl Exterior and 792 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3228.000	118,200		330,800	449,000
Total Card	0.074	118,200		330,800	449,000
Total Parcel	0.074	118,200		330,800	449,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 566.92 | /Parcel: 566.92

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 23432

GIS Ref

GIS Ref

Insp Date 12/07/18

!2782!

PREVIOUS ASSESSMENT

Parcel ID 034.0-0003-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	118,200	0	3,228.	330,800	449,000		Year end	12/23/2021
2021	101	FV	118,200	0	3,228.	330,800	449,000		Year End Roll	12/10/2020
2020	101	FV	118,300	0	3,228.	330,800	449,100	449,100	Year End Roll	12/18/2019
2019	101	FV	94,700	0	3,228.	299,800	394,500	394,500	Year End Roll	1/3/2019
2018	101	FV	94,700	0	3,228.	284,300	379,000	379,000	Year End Roll	12/20/2017
2017	101	FV	94,700	0	3,228.	248,100	342,800	342,800	Year End Roll	1/3/2017
2016	101	FV	94,700	0	3,228.	211,900	306,600	306,600	Year End	1/4/2016
2015	101	FV	75,400	0	3,228.	196,400	271,800	271,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:02:10

LAST REV

Date	Time
04/20/21	15:14:39
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2782

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ASHBY MATTHEW	31330-305		4/21/2000		196,000	No	No		
LEROYER ANN	26228-419		4/16/1996		105,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/16/2021	82	Addition	187,254	O				
8/25/2020	980	Porch	28,729	O				
6/11/2018	764	Redo Bat	11,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
12/7/2018	MEAS&NOTICE	CC	Chris C
1/31/2009	Meas/Inspect	372	PATRIOT
7/25/2000	MLS	MM	Mary M
3/21/2000	Inspected	276	PATRIOT
2/18/2000	Measured	270	PATRIOT
8/14/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	23432
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3228		Sq. Ft.	Site		0	64.	1.60	3									330,779						330,800	

Total AC/HA:	0.07410	Total SF/SM:	3228	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	330,779	Spl Credit		Total:	330,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	23 - Row House		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal	25	% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.93415660
Adj $ / SQ:	126.111
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	171297
Depreciation:	53102
Depreciated Total:	118195

COMMENTS

COMMON WALL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

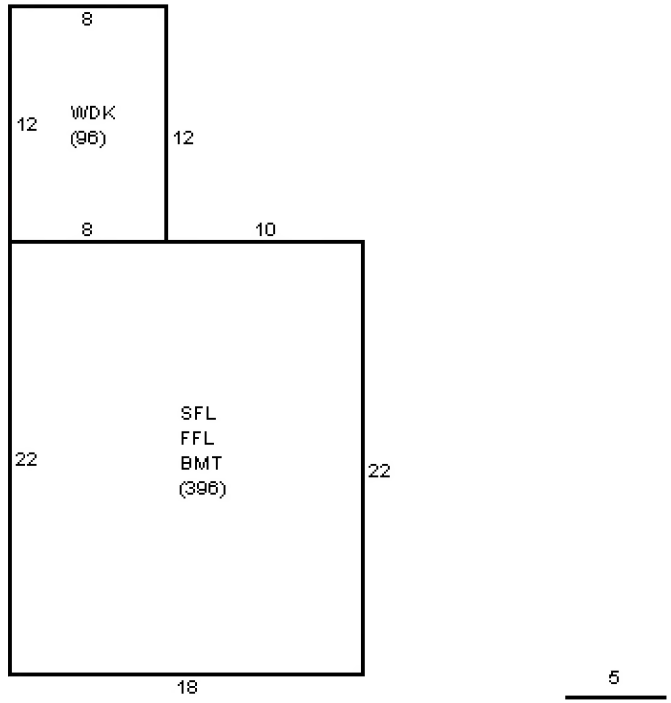
No Unit	RMS	BRS	FL
1	5	2	M
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	126.11
Special Features:	0	Val/Su Net:	92.06
Final Total:	118200	Val/Su SzAd	149.24

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	396	37.830	14,982
FFL	First Floor	396	126.110	49,940
SFL	Second Floor	396	126.110	49,940
WDK	Deck	96	14.950	1,435

Net Sketched Area:	1,284			Total:	116,297
Size Ad	792	Gross Area	1284	FinArea	792

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

034.0-0003-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	